GRAND PRIZE WINNER

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BETHEL STREET  SIDE ALLEY  SIDE ALLEY  BACK ALLEY
1501  1503  1505  1507  1509  1511  1513  1515

20' - 0"
6) LOTS @ 18’-0"
108’ - 0"

SETBACK
8’ - 6"

HOUSE
50’ - 0"

YARD
25’ - 0"

PARKING
20’ - 0"

108’ - 6"

20’ - 0"

RIBBON PAVING @ PARKING PAD
RIBBON PAVING @ PARKING PAD

WD FRAMED DECK

LANDSCAPING TO PROMOTE INFILTRATION

PLANTING BEDS AT SETBACK AND SIDEWALK

site plan
1" = 40’ 0"

streetscape
VIEW NORTH ON BETHEL

UNIT GROSS AREA
LEVEL 1 870 SF
LEVEL 2 840 SF
LEVEL 3 340 SF
Grand total 2,060 SF

BEDROOMS: 3
BATHROOMS: 2 3/4
ON SITE PARKING: 2 SPACES

LOCATION MAP
Baltimore, Maryland

Vicinity Map
Oliver Neighborhood

UNIT GROSS AREA

ZONING REGULATIONS
ZONE R-8 / OLIVER URP

MIN LOT AREA: REQUIRED 750 SF/ DU
PROVIDED 583 SF/ DU

MAX HEIGHT: 35’-0"
33’-6"

MAX LOT CVRG: 50%
44.9%

SYSTEMS:
MULTI-ZONE DUCTLESS MINI-SPLIT HEAT PUMP
HYDROC RADIANT FLOOR SLABS
SOLAR HOT WATER + AUX ON DEMAND

RAINWATER:
LANDSCAPING TO PROMOTE INFILTRATION
300 GAL STORAGE FOR LANDSCAPE IRRIGATION
135 SF 4’ GREEN ROOF SYSTEM

project data
interior perspective
LIVING ROOM LOOKING EAST

exterior perspective
ROOF DECK & GARDEN ROOF

site context
VIEW SOUTH ON BETHEL FROM FEDERAL

1501–1515
BETHEL

APA CARBON CHALLENGE
BALTIMORE DESIGN COMPETITION ENTRY B199
DESIGN CONSIDERATIONS FOR A ROWHOUSE FOR 3 ADULT ROOMMATES

- BEDROOMS APPROXIMATELY EQUAL IN SIZE AND DESIRABILITY
- VARIETY OF SEPARATE COMMUNAL SPACES
- CONTIGUOUS PUBLIC SPACE FOR ENTERTAINING
- OPPORTUNITIES FOR RETREAT FROM COMMUNAL LIFE
- 3 SHOWERS AVAILABLE
- ADEQUATE STORAGE
- MAXIMISE DAYLIGHTING
- ACOUSTIC SEPARATION FROM ADJOINING UNITS

1501–1515
BETHEL

APA CARBON CHALLENGE
BALTIMORE DESIGN COMPETITION ENTRY B199

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